

Draft

Two-Year Review

of

**Neighborhood Preservation Ordinance /
Single Family Design Guidelines Update
(NPO Update)**

for

Single Family Design Board Comment

November 9, 2009

Report Parts

- Part 1. City Council Directed Review Topics
- Part 2. Recommended Changes to the Ordinance, Single Family Residential Design Guidelines and Single Family Design Board Guidelines
- Part 3. Other Changes Not Recommended for Implementation
- Part 4. List of Projects Appealed to City Council & Yearly Appeal Statistics
- Part 5. 9/14/09 SFDB Site Visit: Photos, Project Description including Statistics and Case Status

PART 1

City Council Directed Review Topics

When the Neighborhood Preservation Ordinance (NPO) Update was adopted, the City Council directed Staff to track the following list of five topics and report back to the City Council on the performance after two years.

1. 20 closest homes database effectiveness and reliability.

When the Update was adopted, the 20 closest homes analysis was a new concept. There were questions and concerns about the accuracy of the available information and the usefulness of the data for project analysis.

Staff Response: The data are accurate enough to give a general sense of how the proposed project compares to other homes in the neighborhood. The SFDB has found the data to be helpful to determine neighborhood compatibility. If an applicant would like to provide more accurate, up to date data than the County Assessor's Office provides, they have the option of providing data from City records. Data sources are required to be listed for all data submitted. A database of the 20 closest homes data submitted to date has been compiled into an Excel spreadsheet and is now available free on-line. A few comments from SFDB members help to illustrate the usefulness of the 20 closest homes data:

- The data help to raise red flags. For example, if a home will be the second biggest in the area, which can be useful for the SFDB to know...
- The data are beneficial when a project is close to 100% of the maximum Floor to Lot Area Ratio (FAR). It makes a difference with the first large home in an area. If a home is the third largest or smaller, the 20 closest homes data doesn't matter. It's important for home size to transition gradually...

Example for Reference: See 20 closest lots data submitted for 214 Selrose Lane included at the end of this part of the report on pages 7-9.

2. The appropriateness of FARs as guidelines (current practice) versus standards for single-family homes in multi-family zones.

When the Update was adopted, there was a debate as to whether it was appropriate or beneficial to apply FARs as standards in multi-family zones. In the end, a majority of the City Council concluded that FARs should apply as a standard in single-family zones and only as a guideline in multi-family zones. However, the City Council wanted Staff to report back to the Council on how this division of guidelines and standards has performed.

Staff Response: Staff is not aware of any cases in multi-family zones where the SFDB, staff or the public have commented that it would have been more helpful if the FARs were standards rather than guidelines. Therefore, it is recommended that the FARs remain guidelines in multi-family zones.

3. **Should ~~Inclusion of~~ roofed porches and covered decks be included in net floor area for FAR calculations? (They are not included now.)**

The League of Women Voters (LWV) and two SFDB members would like roofed porches, decks and loggias included in FAR calculations. The local chapter of the American Institute of Architects (AIA) and Santa Barbara Association of Realtors (SBAOR) continue to advocate that no change take place regarding this calculation. One member of the SFDB suggested that the covered features should be counted at a 50% rate. Some have also expressed concern regarding potential piece-mealing of projects, whereby approved project features are later fully enclosed.

Staff Response: This issue was discussed in Issue Paper D, page 3, and extensively by the Steering Committee for the NPO Update. Covered decks and loggias are partly open, therefore, the visual impact is not the same as completely enclosed square footage. Including such items in the net floor area may discourage their use, which could lead to less diversity in architecture. Also, net floor area as defined in the Zoning Ordinance and used for two-car garage triggers and Measure E do not count these items, so if they were counted for FAR, it would further complicate the City's review process to have varying standards.

Appropriate use of roofed porches, covered decks and loggias is reviewed case by case by the SFDB. The Single Family Residence Design Guidelines (SFRDG) addresses appropriate use of covered porches, decks and loggias. The Good Neighbor Guidelines extensively address potential privacy issues upper story covered decks and porches can pose in Guideline 35.

Piecemeal prevention language is already included in the NPO. SBMC§22.69.020.J Code states that if Design Review was required in the past two years (from Certificate of Occupancy), or if the cumulative scope of work from permits in the past two years would trigger design review, then design review is required. SFDB members are aware of this issue (example, 122 Santa Rosa Place proposal, MST2008-00407). The SFDB usually has the opportunity to analyze these projects twice. First they review projects with covered, unenclosed areas in the context of required NPO findings and SFRDG with the realization that these areas contribute to mass and bulk. Second, when the SFDB reviews a proposal to enclose these areas, they consider the appropriateness of the additional FAR square footage and the loss of the unenclosed architectural features.

The Allied Neighborhood Association (ANA) advocates an option whereby covered porches, verandas, and loggias be counted as net square footage at a 50% or 75% rate. Options similar to this were discussed at length by the Steering Committee for the NPO

Update. The conclusion that this approach would overly-complicate the review process is still valid today. The present treatment of cellars and basements for FAR purposes is an example of the complications that can result from such a proposal.

Staff continues to believe that counting roofed porches or covered decks as floor area would unnecessarily complicate the Design Review process and overly discourage these architectural elements which can be sufficiently regulated with guidelines implemented by the SFDB.

4. Carports and their inclusion in FAR calculations ([current practice](#)).-

As the ordinance is currently written, carports and garages count as floor area in the same manner. The SBAOR would like to give incentive to carports over garages by excluding them from FARs. According to the SBAOR, unlike garages that are often illegally converted to living space or storage space, carports are a one-use structure that will actually be used for parking.

Staff Response: This topic was carefully considered in the NPO Update process. Illegal garage conversions are enforced upon when complaints are received or when applicants seek new building permits. Carports are not favored design-wise over garages by the design review hearing bodies. If carports were exempted from FARs, it is expected that carports would be proposed more often. This conflict of design philosophy could complicate the design review process. Opportunities for uncovered parking located behind homes where it is not visible, are provided for in the current ordinance.

No change is needed because the current practice of including garages and carports in FARs supports neighborhood design goals while maintaining a simpler review process, and alternative parking opportunities are already provided for in the ordinance.

5. Private View Issues.

Some would like private views to be considered by the SFDB in approval decisions (Riviera Association, ANA, LWV, [SFDB member](#)). Others would prefer that the SFDB not even allow public comments regarding private views and that the SFDB should refrain from asking questions regarding alternatives applicants might have considered to help preserve neighbors' views (SBAOR, AIA).

Staff Response: The issue of how to consider private views was considered in detail in Issue Paper G in the NPO Update. The topic was discussed at length by the NPO Update Steering Committee, the Ordinance Committee, and Council before adoption of the NPO Update.

The Steering Committee discussed at length whether Neighborhood Preservation Ordinance findings should require consideration of private views and concluded that it is better not to

address private views in required findings. Rather, the Steering Committee and Staff recommend providing optional information to the public in the Single-Family Design Guidelines (SFDG) regarding neighbors' private views. Before the Update, the Guidelines included less than half a page of text addressing voluntary protection of private views, with no illustrations. The updated SFDG include more tips for addressing private views and two new pages of illustrations regarding private views as well as five pages of tips for "managing conflict with comfort" to encourage communication among neighbors. The update package also included provisions in the SFDB Guidelines to allow public comment and discussion of private views as part of Design Review public hearings.

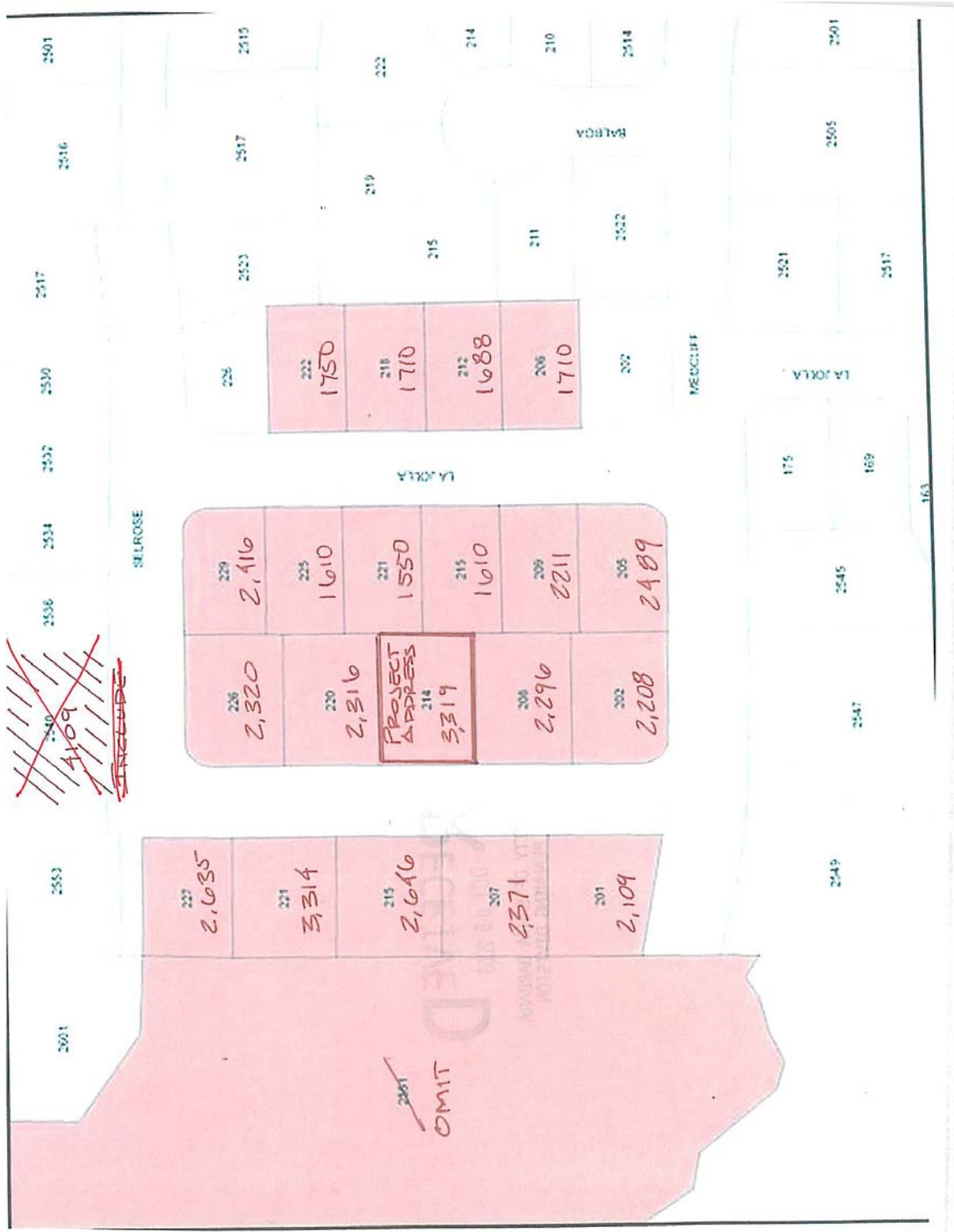
Currently, only public views are considered in decision-making by the City of Santa Barbara. The City has traditionally held that private views are a private matter for individual property owners to handle between themselves. However, some members of the community have requested that the City protect private views with regulations. Whether to protect private views was discussed in the late '70s and early '80s as part of the development of the Conservation Element Policy, Local Coastal Plan and Master Environmental Assessment procedures. The conclusion of each discussion was to maintain a policy of addressing public views only. In 1999, City Council considered protecting private views in private structural development projects, but rejected the proposal. Instead, the City Council adopted a private view vegetation mediation process. Further discussion regarding advantages and disadvantages associated with potential City regulation of private views are summarized in attachments to the October 2006 Ordinance Committee staff report.

The Ordinance Committee and City Council decided that NPO findings should not require protection of private views. Ultimately, the City Council concluded that the inclusion of the Good Neighbor "tips" regarding private views in the 2007 Updated SFDG was the most prudent way to address the issue. In Staff's opinion, none of the legal considerations or other conditions that formed the basis of this decision have changed since 2007.

The current process allows for some dialogue between the SFDB and the project design architect. Design considerations are presented to explain how potential impacts to neighbors have been considered. The neighbors have an opportunity to share how their private views may be impacted by the project. In some cases, the applicant may choose a design alternative that may help lessen blockage impacts. The Board may require the installation of story poles, but can not mandate significant changes or deny projects based on private view concerns alone. Some neighbors remain frustrated with the SFDB review process if no design changes are made as a result of their potential view blockage complaints.

The city's existing approach to private views: providing a public forum where neighbors can briefly comment on concerns regarding views, providing tips in the guidelines, but not allowing SFDB decisions to be affected by private view issues, is still the recommended approach to handling private views.

Example 20 Closest Home Data Submittal



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OCT 06 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

20 Closest Lots Data Ranked by Size
214 selrose lane

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size	Floors	House	Garage /Carport	Total	Rank
214 selrose ln	Co. Assessor's Office	041-363-011	7,493	2	2,874	445	3,319	1 Largest
221 selrose ln	Co. Assessor's Office	041-362-008	7,405	2	2,616	698	3,314	2
215 selrose ln	Co. Assessor's Office	041-362-009	7,405	2	2,137	510	2,647	3
227 selrose ln	Co. Assessor's Office	041-362-013	6,534	2	2,127	508	2,635	4
205 la jolla dr	Co. Assessor's Office	041-363-006	6,534	1	2,049	440	2,489	5
229 la jolla dr	Co. Assessor's Office	041-363-008	6,098	1	1,984	432	2,416	6
207 selrose ln	Co. Assessor's Office	041-362-010	7,405	1	1,750	621	2,371	7
226 selrose ln	Co. Assessor's Office	041-363-013	7,840	1	1,900	420	2,320	8
220 selrose ln	Co. Assessor's Office	041-363-012	7,405	1	1,587	729	2,316	9
208 selrose ln	Co. Assessor's Office	041-363-010	7,405	1	1,565	731	2,296	10
209 la jolla dr	Co. Assessor's Office	041-363-005	6,098	1	1,726	485	2,211	11
202 selrose ln	Co. Assessor's Office	041-363-009	7,405	1	1,730	478	2,208	12
201 selrose ln	Co. Assessor's Office	041-362-011	7,405	1	1,626	483	2,109	13
222 la jolla dr	Co. Assessor's Office	041-361-019	6,098	1	1,354	396	1,750	14
218 la jolla dr	Co. Assessor's Office	041-361-018	6,098	1	1,292	418	1,710	15
206 la jolla dr	Co. Assessor's Office	041-361-016	6,098	1	1,292	418	1,710	16
212 la jolla dr	Co. Assessor's Office	041-361-017	5,662	1	1,292	396	1,688	17
225 la jolla dr	Co. Assessor's Office	041-363-002	6,088	1	1,170	440	1,610	18
215 la jolla dr	Co. Assessor's Office	041-363-004	6,098	1	1,170	440	1,610	19
221 la jolla dr	Co. Assessor's Office	041-363-003	6,098	1	1,170	380	1,550	20
								21 Smallest

Average/Mean House Size (including project proposal): 2,214

Revised 8-21-07

To Sort, press all at same time: CTRL+SHIFT+S

20 Closest Lots Data Ranked by FAR
214 selrose lane

Address (Optional)	Data Source (Ex: Co. Assessor's Office)	APN	Lot Size in net sq. ft.	Floors	House	Garage /Carport	Total	FAR	FAR Rank
221 selrose ln	Co. Assessor's Office	041-362-008	7,405	2	2,616	698	3,314	0.45	1 Largest
214 selrose ln	Co. Assessor's Office	041-363-011	7,493	2	2,874	445	3,319	0.44	2
227 selrose ln	Co. Assessor's Office	041-362-013	6,534	2	2,127	508	2,635	0.40	3
229 la jolla dr	Co. Assessor's Office	041-363-008	6,098	1	1,984	432	2,416	0.40	4
205 la jolla dr	Co. Assessor's Office	041-363-006	6,534	1	2,049	440	2,489	0.38	5
209 la jolla dr	Co. Assessor's Office	041-363-005	6,098	1	1,726	485	2,211	0.36	6
215 selrose ln	Co. Assessor's Office	041-362-009	7,405	2	2,137	510	2,647	0.36	7
207 selrose ln	Co. Assessor's Office	041-362-010	7,405	1	1,750	621	2,371	0.32	8
208 selrose ln	Co. Assessor's Office	041-363-010	7,405	1	1,565	731	2,296	0.31	9
220 selrose ln	Co. Assessor's Office	041-363-012	7,405	1	1,587	729	2,316	0.31	10
226 selrose ln	Co. Assessor's Office	041-363-013	7,840	1	1,900	420	2,320	0.30	11
202 selrose ln	Co. Assessor's Office	041-363-009	7,405	1	1,730	478	2,208	0.30	12
212 la jolla dr	Co. Assessor's Office	041-361-017	5,662	1	1,292	396	1,688	0.30	13
222 la jolla dr	Co. Assessor's Office	041-361-019	6,098	1	1,354	396	1,750	0.29	14
201 selrose ln	Co. Assessor's Office	041-362-011	7,405	1	1,626	483	2,109	0.28	15
218 la jolla dr	Co. Assessor's Office	041-361-018	6,098	1	1,292	418	1,710	0.28	16
206 la jolla dr	Co. Assessor's Office	041-361-016	6,098	1	1,292	418	1,710	0.28	17
215 la jolla dr	Co. Assessor's Office	041-363-004	6,098	1	1,170	440	1,610	0.26	18
225 la jolla dr	Co. Assessor's Office	041-363-002	6,098	1	1,170	440	1,610	0.26	19
221 la jolla dr	Co. Assessor's Office	041-363-003	6,098	1	1,170	380	1,550	0.25	20
									21 Smallest

Average/Mean Total of House + Garage Size (including project proposal):	2,214
Average/Mean FAR (including project proposal):	0.33

Revised 6-21-07

PART 2

Proposed Changes to the Neighborhood Preservation Ordinance and Guidelines

The following eight changes to the NPO and Guidelines are proposed for discussion by the SFDB:

Noticing

Proposed Change 1: Eliminate noticing for additions of less than 150 square feet to existing second stories.

The purpose of this change is to reduce the administrative time and expense associated with noticing projects where the level of public interest is generally low. The City currently requires notices for any size second story addition, capturing projects like bathroom remodels, or addition of dormer windows. Neighbors have shown little interest in small additions of less than 150 square feet to existing second stories.

Proposed Change 2: Reduce hand-delivered noticing to the closest 10 lots, rather than the closest 20 lots.

Hand-delivering notices have been working well in getting applicants face-to-face with neighbors to discuss projects. Currently, staff identifies the 20 closest lots for delivering notices using a geographic information system (GIS). The procedure requires expensive and cumbersome GIS software and specialized training so only a few city staff members can create the maps. If the number of lots required for hand-delivered noticing is reduced to ten, applicants could identify the lots themselves and Staff would no longer need to create maps. In most cases, it is the immediate neighbors who respond to noticing and offer comments on projects. Projects that require noticing would continue to post the on-site sign, and property owners within 300 feet would also receive a mailed notice regarding the project from the City. Reducing the hand-delivered notice requirement to the 10 closest neighbors instead of the 20 closest neighbors can more efficiently achieve noticing goals.

**Proposed Change 2A (added for SFDB 11-9-09 hearing consideration):
Eliminate the administrative practice of always ensuring the 20 closest homes are noticed and simply maintain the standard 300 foot mailed noticing radius.**

The purpose of this change would be to save Staff time and avoid confusion by having a consistent standard noticing requirement for all mailed notice projects. Implementation of this change would not require an ordinance amendment, simply a change to the Single Family Design Board Guidelines and Planning and Zoning Counter handouts.

Design Review Triggers

Proposed Change 3: Clarify the trigger for design review for roof alterations in the Hillside Design District to specify “new roof area” or “alterations to existing roofs that increase height or volume” for projects where the proposed work will be over 17’ tall or two or more stories. The purpose of this change is to clarify the intent of the requirement for design review for roofs in the Hillside Design District. The proposed change makes explicit the kinds of changes to roofs that warrant Design Review. Intensification of roof development in the Hillside Design District is intended to be reviewed. Intensification of roof development can be in the form of new roof area, and increased height or volume of existing roofs, in addition to the replacement of roof coverings. The new language clarifies when Design Review is to be triggered.

Proposed Change 4: Change the trigger for Design Review for walls, fences or gates in front yards from six feet and greater in height to greater than 3.5 feet in height. Privacy walls in front yards can conflict with these design guidelines:

- Preference for entries to be visible from the street
- Preference for living area windows to be visible from the street to contribute towards a friendlier and safer neighborhood public streetscapes
- Minimize bulky designs/inappropriate apparent home massing

Therefore, Staff recommended Design Review of walls and fences in front yards that are 6 feet or taller as part of the NPO update. However, Staff has seen owners avoid the requirement for Design Review by proposing 5 foot 11 inch walls and fences. The change from six feet to three and a half feet for the Design Review trigger is proposed because a height of three and a half or less clearly maintains an open, friendly neighborhood character, does not contribute to bulk, and does not result in a significant “barrier” between the house and the street. Fences or walls 3.5 feet in height or less usually do not require building permits and are not limited by the Zoning Ordinance in their placement with regard to front lot lines and driveways. This proposal has two advantages: 1. it more closely aligns the trigger for design review with the requirement for a Building Permit, and 2. it captures walls and fences that may conflict with existing design guidelines.



Vales Street Front Yard Privacy Wall Example



North La Cumbre Privacy Fence Example



Alston Road Entry Wall Example



Crestline Privacy fence example



Foothill Road front yard fence example



Riviera Front Yard Fence Example

Staff Administrative Approvals

Proposed Change 5: Give Staff the authority to approve retaining walls as well as freestanding walls that meet the existing criteria for staff administrative approvals.

Small retaining walls that otherwise meet the criteria for staff administrative approval pose no additional issues for design review as compared to freestanding walls. Examples of these would be walls that are retaining a minor amount of earth, walls that are freestanding with only a partial section that is retaining, or replacement of existing retaining walls. Retaining walls tend to be less visible than freestanding walls.

The SFDB Guidelines currently allow staff administrative approvals of walls if they are not retaining walls in the following circumstances. This proposal would allow staff administrative approvals of retaining walls that meet the same criteria and are less than 150' in length and involve less than 100 cubic yards of grading.

SFDB Guidelines Excerpt:

U. Walls – Residential (Freestanding Only, Not Retaining). Walls of non-traditional material, such as unfaced concrete block, railroad ties, faux materials or plaster walls in hillside areas are not eligible for administrative approvals. Walls approved administratively must meet all the following criteria:

1. Less than 4 feet tall
2. Less than 50 cubic yards of grading outside the main building footprint for the wall project
3. Similar in character with other walls visible in the neighborhood from public viewing locations
4. Hillside Design District Walls: shall follow all Single Family Design Guidelines
5. regarding blending with the natural surroundings.
6. Lot Line Walls: Wall height, length and use of materials shall be compatible with the neighborhood.

Proposed Change 5A (added for SFDB 11-9-0 hearing consideration): Give Staff the authority to approve black chain link fencing outside of front yards.

An SFDB Subcommittee recommended to be formed to work on Design Guideline changes can work with staff to further refine this proposal if needed.

Single Family Residential Design Guidelines

Proposed Change 6: Create new guidelines and provide more detail on selected topics in the Single Family Residential Design Guidelines and Single Family Design Board Guidelines.

Staff recommends the creation of an SFDB Subcommittee to address the following items:

Site Planning and Structure Placement

- Subdivision projects which will go before the PC
- Uncovered parking spaces
- Coastal bluff special considerations, including use of privacy fences and hedges
- Improve references to city guidelines projects alongside creeks and their specific landscaping issues (e.g. riparian and native plant preservation).
- Improve references to the city's landscaping guidelines for water conservation.

Compatibility Guidelines

- How to implement FAR guidelines, including a list of case by case factors to consider, including how unusable portions of steeply sloped blufftop or hillside lots might indicate a smaller square footage than allowed by FAR calculations as more appropriate.
- How to use 20 closest homes data (see pages 7-9 for example of data)
- How to determine if a basement design and size is appropriate and compatible with the surrounding neighborhood.
- Address covered elements such as covered loggias and decks:
 - suggest size limit thresholds where excessive amounts of these roof covered elements are being proposed could be considered as adding too much additional mass to a building design
 - include an advisory that future enclosure of roof covered elements could be denied on the basis that the loss of the architectural feature is considered a negative change and/or the increase in the additional square footage may be not be considered compatible with the neighborhood.
- Glass guard railings

Good Neighbor Guidelines & Tips

- Update/revise lighting guidelines (Steve Hausz has agreed to provide assistance)

Single Family Residential Design Board Guidelines

Vacant Lot Review

- Consider whether site visits should be required for these reviews, and if not, then consider eliminating vacant lot reviews?

Procedures

- Clarify that five supporting votes are required by the SFDB for projects which seek an FAR Modification to be able to proceed to the PC.

When the subcommittee and SFDB complete their review, Staff would present the proposals to the City Council for adoption of guideline amendments.

(Text changes were made to this page for 10-24-09 public workshop distribution, track changes are not shown.)

Parking

Proposed Change 7: Disallow uncovered parking encroachments on large, wide lots for single-family residential projects that propose an uncovered parking space and require that the uncovered parking space be screened. The ordinance currently allows one covered and one uncovered parking space for any lot developed with less than 85% of the maximum FAR. The ordinance also provides for a setback encroachment of the uncovered parking space. One intention was to allow lots that are non-conforming with only one covered parking space to be brought into compliance without the burden of constructing new covered parking structures. One intention of the provision of the setback encroachment was to facilitate an additional parking space on smaller, constrained lots. Occasionally, these provisions have been implemented on larger lots or for new development on vacant lots. Staff proposes that the setback encroachment only be allowed on small and/or narrow lots and that uncovered parking spaces be screened from the street.

Optional Second Proposed Change 7A: An option to allow case by case waivers which could be granted by the SFDB for two uncovered parking spaces for homes under 80% of the maximum FAR could be added. Design Review would be required for the uncovered parking spaces. Two uncovered parking spaces would typically require only 333 square feet (18' by 18.5'), whereas a two-car garage requires 400 square feet (20' by 20'). The Single Family Design Guideline would specify that factors which could support a waiver would be the following:

- No more than 80% of the maximum FAR
- The uncovered spaces shall be screened from public view
- The lot's width is no more than 55'
- The uncovered spaces must use permeable material
- 200 cubic feet of lockable storage must be provided if no garage is provided
- If all spaces are uncovered, a bicycle parking area must be provided

This change to the ordinance could support these goals:

- Minimize the unfriendly/bulky appearance of garages on street facades and allow for more "open" site designs.
- Maximize permeable surfaces on lots.
- Maximize site development flexibility for constrained lots, avoiding the need for demolition of major portions of existing structures to accommodate additions in many cases.
- Reduce overall single-family housing construction costs, as uncovered parking spaces are much less expensive to construct than garages or carports.
- Achieve an overall increase in the amount of off-street parking actually available/in use on a day to day basis in single-family neighborhoods, since a number of garages are illegally converted to storage and uncovered spaces are less likely to be converted to storage.

Potential disadvantages to this second proposal option could include:

- Even with the 200 cubic yards of required storage space, some properties without the incidental storage provided in garages might have aesthetically inferior sheds installed to provide additional storage.
- Temporary plastic canvas shade structures may be erected for people who are concerned about their cars getting hot in the sun if the screening mechanism, buildings or trees nearby don't provide adequate shade. This would constitute aesthetic issues and could lead to more enforcement cases.
- A practice of parking in uncovered spaces may lead some people to also park in undesignated spaces on the property. However, it appears to Staff that residents who might illegally park in a front yard would do that regardless of whether or not a garage or carport is on the property.
- Electronic gates used to screen cars might not be closed all the time, making cars visible, and this issue would be difficult to address through enforcement.
- Screening fences or hedges may not be maintained over time, whereas a garage structure would take longer to degrade than fences and hedges. While enforcement for illegal conversion of garages to storage may lessen, additional enforcement cases regarding screening maintenance may occur.
- Some residences prefer the appearance of garages over screening such as hedges, fences or gates, even if the garage takes up a large portion of a home's street façade.
- Water usage may increase slightly due to the need to wash cars more often if they are not parked inside garages. However, for those people who would wash their cars at home anyways, the permeable paving area will allow water to soak into the ground instead of flowing straight to creeks, allowing for some level of pollutant control. In other words, slight water quality improvements in creeks and at the beach may result, even if there is a slight increase in water use to wash cars.

Green Building Standard for Large Residences

Proposed Change 8: Update the Ordinance to clarify that programs equivalent to the Santa Barbara Contractor Association's Built Green program are acceptable for homes over 4,000 square feet. Projects subject to the two star Santa Barbara Built Green requirements may use alternative programs [to allow applicants flexibility in meeting the requirement](#); the ordinance language needs to be updated to clearly state this.

Proposed Change 8A (added for SFDB 11-9-0 hearing consideration): A simplified alternative "Green Home Alternative" City option should be implemented which would meet the Built Green requirement.

[The City program would not contain points, but would contain five categories typical of green building programs. An applicant using the following simplified menu of choices would meet the green building requirement.](#)

Five Categories Required, complete at least one item from each category.

1. Site
 - ♦ Storm Water Management Program Tier 3 for project **or**
 - ♦ Permaculture & National Wildlife Certified Backyard (\$20 app. fee for NWCB)
(Permaculture = 50 sq. ft. raised beds, compost bin, & plant 3 fruit or nut trees)
2. Water Conservation
 - ♦ Plumb project for greywater use **or**
 - ♦ Install cistern to capture all roof rainwater for landscaping irrigation **or**
 - ♦ No high water use lawn on property
3. Energy
 - ♦ Implement three principles listed in the Passive Solar Design Guidelines **or**
 - ♦ Solar energy system panel or solar thermal panel installed consistent with City Solar Energy System Design Guidelines **or**
 - ♦ Energy Star Home Qualification (inspection costs \$800 - \$1200)
4. Indoor Air Quality
 - ♦ Interior low and no VOC paints only **or**
 - ♦ No carpet in project
5. Materials Efficiency
 - ♦ 90% demo. & construction waste recycled or reused **or**
 - ♦ 90% certified sustainable lumber or alternative building materials

Proposed Change 8B (added for SFDB 11-9-0 hearing consideration): Exempt additions of less than 500 square feet from the Built Green requirement.

[Last, additions of less than 500 square feet are proposed to be exempted from the Built Green requirement. Garage, minor accessory structure or bathroom additions have triggered the Built Green requirement since 2007. The expense of the Built Green program is disproportionate to the incremental change such small additions pose. Also, the Built Green Checklist's complexity and point options appear better suited for additions larger than 500 square feet.](#)

Budget Reduction Adjustments

Proposed Change 9: Study reducing the number and type of Design Review projects and increasing staff administrative approvals. Given difficult economic conditions, the City has been reducing General Fund expenditures and more significant adjustments must be considered for next fiscal year beginning July 1, 2010. Community Development Department Staff will be considering changes in all programs, including Design Review. Additional discussions will be held with Boards and Commissions, the public, and Council before changes are made. Possible changes affecting the NPO and SFDB include reducing the number and type of projects reviewed by the Board, and increasing staff administrative approvals.

Proposed Change 9A (added for SFDB 11-9-0 hearing consideration):

Consider three specific proposals to reduce single family residential design review functions.

Three specific potential draft proposals to reduce review purview or extent of review are as follows.

1. **Hillside Exterior Alterations.** The Design Review trigger for review of any proposed alteration on a property with a slope greater than 20% in the Hillside Design District which requires a building permit would be revised. Rather than any exterior alterations requiring a building permit on such sites triggering review, other project aspects, such as project height, size, retaining walls, significant second story decks, grading, etc. would trigger projects in the Hillside Design District for design review, just as those project aspects are triggered in Infill areas. The goal of this change is to reduce the quantity of less consequential projects subject to Design Review.
2. **Projects Not Publicly Visible.** Some projects which are triggered for review are situated on a lot in a manner in which they are not visible from any public viewing location. Such projects are proposed to be eligible for Staff approval to save time in placing such projects on SFDB agendas.
3. **4,000 square foot homes.** One-story homes triggered for review only because they are over 4,000 square feet could simply be subject to a landscape plan review to ensure permeability and landscape issues are addressed, as well as the Built Green requirement. Building architectural review would not be required for one-story over 4,000 square foot homes unless some other project aspect also triggers design review. The benefit in workload reduction for this potential reduced review procedure may be small because it appears likely that many 4,000 square foot homes would have design review triggered due to other project aspects.

PART 3

Additional Proposals Communicated to Staff that are Not Recommended for Implementation

In addition to the topics which Council specifically asked Staff to consider and report on in 2009, staff met with a number of neighborhood organizations. Additionally staff reviewed a report by Jason Smart, a former staff-member and currently a Master's Degree student at the University of British Columbia School of Community and Regional Planning. Mr. Smart's report summarized interviews he'd conducted of SFDB members and former NPO Steering Committee Members.

As a result, a number of proposals for change have been considered by staff. Those which are considered appropriate for implementing are listed in Part 2 of this report. Items which are not recommended to change are listed here with a brief explanation as to why the change is not advisable.

In general, staffing resources are increasingly limited due to new City budgetary constraints. As a result, and due to the need to "move on" to other important guidelines, such as multi-family design guidelines, only the most important changes are recommended for implementation. Non-essential changes are not recommended for implementation.

Noticing

A. Require notices for roof decks.

Proposal: Roof decks do not count as floor area and so are not noticed if they are proposed independently of a second story addition. Unenclosed second or higher story work may have greater impacts to neighbors than enclosed square footage. Also, if these unenclosed areas are roofed, they could block views as an addition could.

Staff Response: Roof decks are usually proposed with second story additions, which do have noticing requirements. If someone were to "piece-meal" a roof deck, subsequent to the second floor addition, design review would still be required for the roof deck. Interested parties for the property would receive the Full Board or Consent Calendar agenda for the item. The SFDB is very careful in reviewing second floor decks for potential privacy issues. Requiring noticing for all upper story roof deck projects is not necessary.

Design Comments

| **B. Proposal:** Minor details like door color should not be reviewed by the SFDB. The Board should be restricted to big issues of size, bulk and scale. (SBAOR)

Staff Response: Although past development projects have shown that poor choices of color, materials and details can create obviously incompatible developments in a neighborhood. The SFDB is charged with reviewing size, massing and scale issues as well as design details. The projects the Board reviews are those with more potential to have neighborhood visual impacts, such as two-story or hillside homes.

Design Review traditionally consists of two major steps. First, a design review hearing body looks for an overall size, bulk and massing of a project to ensure neighborhood compatibility and site appropriateness. Second, appropriate design details proposals is assured. Both roles are essential to achieving an aesthetically pleasing environment in Santa Barbara. Within reason, commenting on design details to ensure quality and a cohesive look is within the SFDB purview, as supported by the SFRDG. Larger projects are often held to a higher standard in design details as their visual presence is stronger than smaller projects. The quality of design details in the surrounding neighborhood also plays a role in the level of quality of detail required by the SFDB for a particular project.

The SFDB's existing practices regarding reviewing design details should continue.

Floor to Lot Area Ratios (FAR)

| **C. Proposal:** Some groups, including the SBAOR, AIA and City-Wide Homeowners Association (CWHOA) are asking for larger maximum FARs for small lots and to eliminate the requirement for a zoning modification for projects above 85% of the maximum FAR in conjunction with building height, slope of lot, and quantity of grading. (SBAOR) Others, including the Allied Neighborhood Association (ANA), Citizens Planning Association (CPA) and the local chapter of the League of Women Voters (LWV) would like smaller maximum FARs for small lots.

Staff Response: Generally, the FAR chart appears to working effectively. The current FAR maximum formulas were the result of a great amount of discussion and compromises that on the whole appears to be functioning appropriately. Adjustments to the FAR chart for lots under 15,000 square feet do not appear to be warranted. On September 14, 2009 the SFDB visited several sites to see projects they have approved. The projects which approached the maximum FAR appeared in reality to be approaching the maximum size that would be appropriate for the site. The current compromise of maximum square footages by lot size appears to be effective.

| **D. Proposal:** Provide floor area bonuses for design features such as a detached garage or carport, solar power inclusion or Built Green status. (SBAOR)

Staff Response: This concept was considered by the NPO Steering Committee in their discussion of Issue Paper D as part of the NPO Update process. This would overly

complicate the process. Square footage limits are based on design aesthetic and neighborhood compatibility concerns. The items listed as potentially earning bonus square footage, would not necessarily alleviate the design concerns which additional square footage might pose. Choosing logical appropriate amounts of bonus square footage area for given features would be problematic and likely involve a lengthy public review process to implement.

| **E. Proposal:** Allow the maximum floor area for single family homes on small lots to be larger than what is allowed for three-bedroom affordable apartments. (CWHOA)

Staff Response: There is no upper limit to the size of affordable apartment units, only a minimum size, so this comparison isn't relevant. The City's minimum size requirement for a three-bedroom affordable apartment is 990 square feet. With affordable apartment projects, the City's challenge is commonly to convince developers to make the affordable units larger. The City's maximum size limit for a home on a 6,000 square foot lot is 2,700 square feet. Single family homes on small lots are certainly typically larger than affordable three-bedroom apartments.

| **F. Proposal:** Change how the FAR chart for large lots functions. Some groups would like maximum home sizes to be larger for larger lots. (AIA, SBAOR, CWHOA) Others would like the FAR guidelines for large lots to be changed into requirements. (LWV, ANA) Examples of proposals received include:

- Development of multiple smaller buildings should be encouraged via a 20% increase in allowable FAR if lot is > ½ acre, slope is < 10%, main house is < 85% max FAR, and there is a minimum 10 foot separation between buildings.
- 500 sq. ft. of accessory structures should be exempt from FARs on large lots.
- Secondary units should / should not count in FARs

Staff Response: Generally, the FAR chart appears to working effectively. The current large lot FAR maximum guideline formulas were the result of a great amount of discussion and compromises that on the whole appears to be functioning appropriately. Adjustments to the FAR chart do not appear to be warranted. The current approach, which was the result of compromises made in the NPO Update, appear to be effective and appropriate.

| **G. Proposal:** Do not fully count steeply sloped lot areas, including coastal bluff areas, toward the total lot area when determining maximum FAR for projects. For example, slopes of 10-20% should reduce lot area by one third for the calculation of FAR. 21-30% slope should decrease lot size by one half. Over 30% slope should reduce lot area by two thirds. This would help protect hillsides and public views of hillsides, also helps with erosion issues. (ANA, LWV, CPA)

Staff Response: The current FAR regulations reduce the amount of floor area allowed on sloped lots without a PC modification to 85% of the maximum floor to lot area in the following circumstances:

- The average slope of the lot or the building site is 30% or greater.

- The lot is in the Hillside Design District and more than 500 cubic yards of grading is proposed outside the footprint of the main building.

Creating new formulas and calculation methods to further reduce sloped lots FARs would complicate the review process. Additionally, the SFDB has considers lot constraints in reviewing projects for appropriate FARs. The SFRDG feature a chapter on the appropriate design of hillside development. Also, the SFDB must make hillside findings for sloped lot projects that the project protects natural topography and has an appropriate building scale. Given overriding goals for a simple review process and budget/staffing constraints, the current reductions in floor area in the ordinance for sloped lots and discretionary SFDB tools to address this topic are considered adequate.

H. Proposal: Use gross rather than net square footage because we view gross size and net can be manipulated and increased later. ([CPA and SFDB Member](#)) The SBAOR advocates continued usage of net square footage for FAR measurements.

Staff Response: This idea was carefully considered as part of the NPO Update process in Issue Paper D. Although gross square footage better reflects what is seen because it includes the thickness of exterior walls, gross square footage is not used in the Design Review process for these reasons:

- Thicker walls are aesthetically more appealing, not counting wall thickness encourages thicker walls.
- Other Zoning calculations are dependent on net floor area. For example, the two-car garage “trigger” is based on a 50% net floor area addition and Measure E also uses net floor area. It is easier to use consistent calculations during the zoning plan check and design review process.
- Switching to gross square footage measurements at this point in the process would require re-calibration of the FAR chart. Since the interest in changing to gross floor area calculations does not appear great, the accompanying staff time, public outreach and review of this proposal would not be justified.

I. Proposal: [Some have requested that basement square footage discount provisions be eliminated and others have requested that basement discount provisions be made broader and greater.](#)

Staff Response: [It appears that the current basement square footage discount provisions strike an appropriate balance between simplicity and fairness. Additional basement discount provisions would likely need to be more complicated, with detailed calculation provisions, in order for them to be implemented fairly. Alternatively, in many cases, eliminating basement square footage discounts would result in FAR figures less closely reflecting the “visible” square footage of a proposed structure. Rather than update the ordinance regarding basement square footage calculations, Staff proposes to work with a Subcommittee of the SFDB to provide guidelines regarding appropriate basement design.](#)

Parking

J. Proposal: Make triggers for the two-car garage requirement more lenient for narrow lots (ex. 50' wide). Some older neighborhood tracts of narrow lots have a large number of homes fully built out across the lot width with an existing legal non-conforming one-car garage. For these lots, the only way to have a two-car garage would be to demolish the one car garage and a portion of the home square footage adjacent to the garage - which often leads to complete demo./rebuild projects. Exceptions should be made for site layouts where a two-car garage would lead to a complete demo-rebuild. Or the 50% addition trigger for a required two-car garage should be changed to a 75% addition trigger, consistent with the new fire sprinklers requirement trigger. The current 50% addition two-car garage compliance trigger unfairly affects smaller homes. For example, a 1,000 square foot home trying to add on 500 square feet may not be allowed to do that without such a substantial amount of demolition that a complete demolition/rebuild becomes more feasible to accommodate a two-car garage. (AIA)

Staff Response: The 2007 NPO created a new provision, whereby one uncovered parking space can be provided behind a home, rather than requiring a two-car garage to allow flexibility on small lots (SBMC28.90.100.G.1.b). A project at 2921 Paseo Del Refugio was approved in June 2009 which features not only an uncovered parking space behind the house, but also tandem parking, so that the original home lay out could be preserved. For that project, parking is to be provided in the existing 236 square foot one-car garage and one uncovered space in a tandem parking configuration.

Further changes to the ordinance would be too complicated and time consuming at this time. The current uncovered parking standard provides sufficient flexibility to address this concern.

K. Proposal: Allow 19' wide two-car garages on small constrained lots.

Staff Response: 20' by 20' is the recommended two-car size to ensure functional use of garages, given space needed to open and close car doors, safely pull in and out, etc. The Public Works, Transportation Planning Division allows garage width waivers on a case by case basis where legal non-conforming issues on constrained sites prevent a full 20 foot wide garage.

SFDB Membership

L. Proposal: Some organizations would like the SFDB to have a higher percentage of community at large members in place of architects ([LWV](#), [CPA](#)). Other organizations would like the SFDB to have a higher percentage of architects on the Board ([AIA](#), [SBAOR](#)).

Staff Response: The current make up of the SFDB has generally the same number of professional and community at large positions as does the ABR. ~~A measure is before the public this fall to reduce the number of members of the ABR to seven.~~ Following are the

number of members in each category for both the ABR and SFDB with notes where the ABR membership ~~will is proposed to~~ be reduced:

- Two licensed architects.
- One licensed landscape architect. (ABR currently has two landscape architects, ~~will proposed to~~ become one position, as landscape architects are especially difficult to recruit)
- Three persons who possess professional qualifications in fields related to architecture, including, but not limited to, building design, structural design, structural engineering, industrial design, or landscape contracting.
- One representative of the public at large. (ABR currently has two public at large positions, ~~will proposed to~~ be reduced to one public at large position.)

At the time the NPO Update was completed, Council felt it was important for the same balance of review board membership types to be copied for the SFDB so that applicants would have a review experience similar to the reviews previously performed by the ABR. Identical SFDB and ABR membership categories among the helps to provide consistency in the City's design review process. No change in SFDB membership is needed at this time.

M. Proposal: There should be no membership overlap between ABR and SFDB. (Citizen's Planning Association)

Staff Response: Overlap between the ABR and SFDB does not appear to be an issue to staff. Paul Zink and Gary Mosel have participated in both the ABR and SFDB since the NPO Update. This overlap was viewed as preferable for the beginning stages of the SFDB to ensure that business is conducted in a similar fashion between the ABR and SFDB. Now that the SFDB has been established for two years, overlaps in membership are no longer critical between the two boards, but it also would not appear to be an issue. The two boards have mutually exclusive jurisdictions so a member participating on both boards does not have inordinate influence on any project. The only concern staff might have regarding a future volunteer participating on both boards is the substantial time commitment required and the ability of an individual to devote time to both boards. The City Council can make the decision to allow an individual to participate on both boards when appointing members.

N. Proposal: All SFDB members should be able to read plans. If they cannot read plans, then members should be trained in how to read plans. (CPA)

Staff Response: City Council makes appointments to the Design Review Boards. Members have traditionally been able to obtain plan reading skills without much staff assistance. Staff and Board members can provide some training assistance as needed to improve plan reading abilities. Public at large members do not have the same level of training as an architect, but can provide a unique perspective in reviewing applications.

SFDB Hearings

O. Proposal: Public commenters should be allowed more than two minutes to speak. [Also, adjacent neighbors most directly affected by a proposed project should be allowed more time to speak. \(October workshop public comment\)](#)

Staff Response: The SFDB must balance public participation with an efficient review process. The SFDB Chair, as with all hearing body chairs, has the discretion to slightly extend individual public comment time-frames, [including potentially adjusting time allowed for immediate neighbors](#), depending on the number of speakers present and the board's progress on an agenda where possible in keeping an on-time agenda. It is unusual at SFDB hearings to have large numbers of the public wishing to speak. Individuals are usually given adequate time to make their comments. Members of the public are always welcome to submit lengthier written comment in advance which can be reviewed by board members prior to the public hearing.

P. Proposal: Council and PC liaisons and City Attorney should attend SFDB meetings. (CPA)

Staff Response: Council and PC liaisons receive agendas for the hearing bodies which they serve as liaisons to and choose to attend hearings for items at their discretion. The SFDB or staff occasionally specially request attendance by liaisons for controversial items. SFDB liaisons from Council and PC have many time consuming duties, and it would not be reasonable to expect them to attend every SFDB hearing. [Also, liaisons can view an agenda item through video recordings if issues arise with a specific project.](#)

Modifications

O. Proposal: If the SFDB is not in favor of a modification request, the PC should decide on the mod; SFDB should be given authority to refer Modifications to PC instead of the Staff Hearing Officer (SHO). (CPA)

Staff Response: The SHO was created to more efficiently review smaller projects, allowing the PC to focus their time on projects which have potentially broader community land use issues, [although the PC does have the ability to “pull up” applications from the SHO agenda to the PC agenda. SHO decisions can be appealed to the PC.](#) Single family home modifications do not typically have the breadth of impact which the PC is intended to address. Such a referral process would overly complicate [the City's](#) review process and decrease applicant certainty.

PART 4

List of Projects Appealed to City Council & Appeal Statistics

SFDB has had five appeals since the NPO Update was adopted in May 2007 and September 2009.

1057 Arbolado Rd.

Proposal for additions and remodeling for an existing one-story, 2,024 square foot single-family residence, including a 531 square foot attached two-car garage. Proposed additions consist of a new 636 square foot second story, 620 square feet at the first floor, and demolition of 189 square feet on the first floor. The project includes 331 square feet of second-story decks, replacement of all roofing, complete exterior remodel, demolition of 1,070 square feet of patio, 681 square feet of new first-floor patio, repaving the driveway, and 50 cubic yards of fill grading. Zoning modifications were approved for additions and alterations in the front setback, and for part of the required open yard to be provided in the front yard.

FAR Statistics: The proposed total of 3,091 square feet is 74% of the maximum allowable Floor-To-Lot-Area-Ratio.

Appeal Issues: Upper-level decks impact privacy. Size, bulk, and scale and architectural style are not compatible with the neighborhood. The project does not preserve public views.

Council Action: Modified the SFDB decision: Council denied the appeal and directed SFDB to review the project and require a higher deck screening in the direction of the neighbor who appealed the case.

Current Case Status: SFDB reviewed and approved the project per Council direction and the project is now under construction.

3455 Marina Drive.

Construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the coastal zone.

FAR Statistics: The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.

Appeal Issues of Planning Commission, City Council, and Coastal Commission Decisions: FAR is not compatible with the neighborhood, public views preservation. Appeals denied. **Appeal Issues of SFDB Decision:** Public view preservation violated by final landscape plan.

Council Action: Upheld SFDB decision: Council denied appeal.

Current Case Status:

Building permit application received in July 2009. Plan check corrections printed for applicant in September 2009.

2105 Anacapa St.

The project involves the demolition of the existing 1,752 square foot single-family residence and detached 340 square foot garage and construction of a new 4,183 square foot three-story single-family residence and attached 410 square foot two-car garage. Zoning modifications were approved to allow alterations to two facades of the house that are proposed to be replaced within two front yard setbacks. The 9,372 square foot project site is located in the Upper East neighborhood and the Mission Area Special Design.

FAR Statistics: The floor to lot area ratio (FAR) calculation includes a 100% deduction for the 783 square foot full basement and a 50% deduction for the 870 square foot partial basement/garage. The FAR total of 3,375 square feet is 95% of the maximum floor to lot area ratio.

Appeal Issues: Size, bulk, and scale and the setback of the structure are not compatible with the neighborhood.

Council Action: Upheld SFDB decision and denied appeal.

Current Case Status: Project will return to the Full Board for Final Approval.

3750 Meru Ln.

Proposal to construct a new 3,307 square foot two-story single family residence, including attached 479 square foot two-car garage. The project includes demolition of the existing 2,279 square foot single-family residence with 400 square foot garage on the 15,534 square foot lot.

FAR Statistics: The proposed total of 3,786 square feet is 86% of the maximum guideline floor to area ratio.

Appeal Issues: Size, bulk, and scale are not compatible with Meru Lane. Privacy impacts to adjacent neighbor.

Appeal withdrawn: Neighbors reached a compromise on square footage without an appeal hearing.

Current Case Status: Project was continued to Full Board for in-progress review.

803 Rametto Rd.

Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District.

FAR Statistics: The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.

Appeal Issues: New second-story and deck impact privacy and property value of adjacent neighbor.

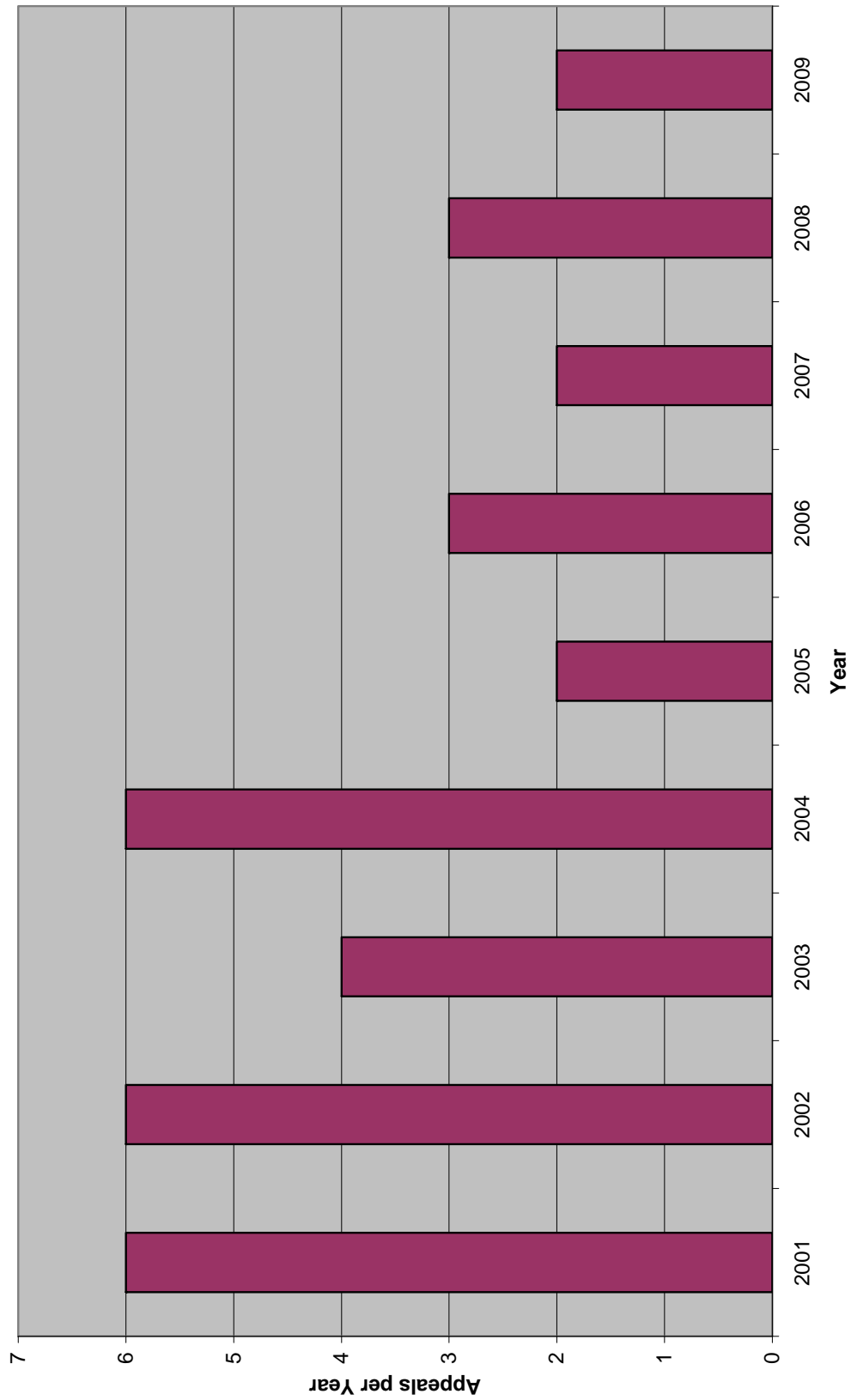
Current Case Status: Appeal received of SFDB final approval on September 24, 2009.

Appeal pending: Appeal hearing is being scheduled.

Appeal Cases 2001 - 2009

		DATE	STREET #		STREET NAME	BODY
2001	6	3/23/2001	151		La Jolla Drive	ABR
		4/24/2001	1402		Grand Avenue	ABR
		6/26/2001	801	E	Montecito Street	ABR
		7/10/2001			Equestrian	HLC
			212, 214 & 218		Avenue	
		10/2/2001			West Mountain	PC
			121		Drive	
		10/23/2001			De La Vista	ABR
			536		Avenue	
2002	6	1/29/2002	1011		San Carlos Road	PC
		3/19/2002	1825		Stanwood Drive	PC
		5/21/2002	2221		Anacapa Street	ABR
		7/23/2002	334		East Padre Street	PC
		8/20/2002	3731		Amalfi Way	ABR
		10/8/2002	398	W	Mountain Drive	ABR
2003	4	4/29/2003	17		Celine Drive	ABR
		9/16/2003	2540		Clifton Drive	PC
		11/18/2003	3208		Campanil Drive	ABR
					Mission Ridge	
		12/16/2003	1960		Road	ABR
2004	6	1/13/2004	1820		Anacapa Street	ABR
		3/2/2004	3408		Madrona Drive	ABR
		6/24/2004	1535	W	Mountain Drive	ABR
		7/13/2004	3349		Cliff Drive	ABR
					San Clemente	
		7/27/2004	221		Drive	ABR
		8/3/2004	2135		State Street	ABR
2005	2	5/3/2005	2928		Arriba Way	ABR
		5/24/2005	1464		La Cima	ABR
2006	3	3/7/2006	3501		Sea Ledge Lane	ABR/PC
		4/6/2006	1025		Las Alturas	ABR
		7/11/2006	559		Ricardo Ave.	ABR
2007	2	2007	1443		San Miguel	ABR
					La Vista Del	
		2007	1575		Oceano	ABR
2008	3	8/5/2008	3475		Marina Drive	ABR
		2008	3455		Marina Drive	SFDB
		2008	1057		Arbolado	SFDB
2009	2	2009	2105		Anacapa Street	SFDB
		2009	803		Rametto	SFDB
		2009	3750		Meru	SFDB (withdrawn)

Appeals per Year 2001-2009



PART 5

9-14-09 Single Family Design Board Site Visit Photographs

627 Dolores MST2007-00417

Proposal for a 909 square foot two-story addition to an existing one-story single-family residence on a 7,300 square foot lot in the Hillside Design District. Included in the proposal is removal of an as-built second-story deck, a new 109 square foot second-story deck, and an as-built gazebo. The proposed total of 2,563 square feet has a FAR of 0.35 and is 85% of the maximum.



1418, 1420, and 1422 Santa Rosa Avenue

1418 Santa Rosa Ave. MST2007-00310

Proposal for a 2,995 square foot one-story residence including an attached 469 square foot two-car garage on a 9,288 square foot lot, which is the front lot of a newly created three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 143 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 85% of max.

1420 Santa Rosa Ave. MST2007-00312

Proposal for a 3,060 square foot one-story residence including an attached 541 square foot two-car garage on a 9,262 square foot lot, which is the middle lot of a three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 199 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 87% of max.

1422 Santa Rosa Ave. MST2007-00313

Proposal for a 2,413 square foot one-story residence with an attached 628 square foot two-car garage on a 9,239 square foot lot, which is the rear lot of a three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 204 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 87% of max.





1600 Shoreline Drive MST2007-00123

Proposal to add 458 square feet first- and 470 square feet second-story additions to an existing 1,528 square foot one-story single-family residence and to replace the existing attached 409 square foot two-car garage with a new 410 square foot two-car garage. Also proposed is a 254 square foot roof deck and a 225 square foot veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,875 square feet is 91% of the maximum FAR.



1394 Shoreline Drive MST2007-00344

Proposal to construct a new two-story 2,980 square foot single-family residence and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the coastal zone. The proposed total of 3,480 square feet is 95% of the maximum FAR.



3035 Hermosa Road MST2007-00432

Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including a 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.



2929 Serena Road Revised proposal for a 566 square foot two-story addition and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. Staff Hearing Officer approval for a modification of the solar access ordinance is requested. The total of 2,520 square feet is 93% of the maximum floor to lot area ratio.



1943 Grand Avenue MST2007-00015 R-2 zone

Proposal for remodeling and additions to an existing 1,968 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square foot one-car garages, and 284 square feet of roof decks. The proposed total of 3,085 square feet is 104% of the maximum guideline FAR.



2290 Las Tunas MST2008-00262

Proposal for a 134 square foot first floor addition, a 580 square foot second story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.



1121 Quinientos MST2007-00277

Proposal to construct a 3,458 square foot two-story residence and an attached 500 square foot two-car garage on a 11,275 square foot lot. The proposal includes demolition of the existing 951 square foot single-family residence, detached 551 square foot two-car garage, and existing 117 square foot accessory structure. The proposed total square footage of 3,458 is 88% of the maximum guideline FAR.

